

**Conference Committee Report on
House Bill No. 1926 / Senate Bill No. 2204**

The House and Senate Conference Committee appointed pursuant to motions to resolve the differences between the two houses on House Bill No. 1926 (Senate Bill No. 2204) has met and recommends that all amendments be deleted.

The Committee further recommends that the following amendment be adopted:
by deleting all language after the enacting clause and substituting instead the following:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 21, Part 1, is amended by adding the following as a new section:

(a) Except as provided in subsection (b), a real property owner who prevails in an action challenging the validity of a lien, including in a slander of title proceeding, shall recover:

(1) The owner's reasonable attorney's fees;

(2) Reasonable costs incurred by the owner to challenge the validity of the lien;

(3) Liquidated damages in an amount equal to ten percent (10%) of the fair market value of the property not to exceed one hundred thousand dollars (\$100,000); and

(4) Any actual damages incurred by the owner.

(b) A real property owner shall not recover under subsection (a) if the action was brought to challenge a lien that is based on a loan agreement for which the encumbered property was listed as collateral to secure the repayment of the loan.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.

Art Swann, Senator

Tim Rudd, Representative

Reginald Tate, Senator

Mike Carter, Representative

Brian Kelsey, Senator

Bill Beck, Representative